

162.0

0001

0013.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

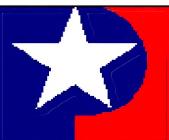
908,900 / 908,900

USE VALUE:

908,900 / 908,900

ASSESSED:

908,900 / 908,900


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
196		PARK AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: MURPHY JOSEPH P JR	
Owner 2: MURPHY SUSAN B	
Owner 3:	

Street 1: 196 PARK AVENUE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: RICCI STEPHEN J-ETAL -

Owner 2: RICCI GERALDINE R -

Street 1: 196 PARK AVENUE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 9,750 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Wood Shingle Exterior and 2875 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9750		Sq. Ft.	Site		0	70.	0.62	8			Med. Tr	-5	Topo	-10			426,432						426,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	9750.000	477,400	5,100	426,400	908,900		107887
							GIS Ref
							GIS Ref
							Insp Date
							08/11/18

1 of 1

Residential

ARLINGTON

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908,900 / 908,900

USE VALUE:

908,900 / 908,900

ASSESSED:

908,900 / 908,900

08/11/18

!12634!

Prior Id # 1: 107887

PRINT

Date Time

12/11/20 02:42:22

LAST REV

Date Time

08/29/18 09:43:51

apro

12634

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	477,400	5100	9,750.	426,400	908,900	908,900	Year End Roll	12/18/2019
2019	101	FV	357,500	5100	9,750.	426,400	789,000	789,000	Year End Roll	1/3/2019
2018	101	FV	357,700	5100	9,750.	377,700	740,500	740,500	Year End Roll	12/20/2017
2017	101	FV	357,700	5100	9,750.	316,800	679,600	679,600	Year End Roll	1/3/2017
2016	101	FV	357,700	5100	9,750.	316,800	679,600	679,600	Year End	1/4/2016
2015	101	FV	349,000	5100	9,750.	274,100	628,200	628,200	Year End Roll	12/11/2014
2014	101	FV	349,000	5100	9,750.	265,000	619,100	619,100	Year End Roll	12/16/2013
2013	101	FV	370,400	5100	9,750.	252,200	627,700	627,700		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RICCI STEPHEN J	40224-211		7/30/2003		650,000	No	No		
	14012-392		6/1/1980		93,500	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/27/2008	1349	Redo Kit	7,000						8/11/2018	Inspected	BS	Barbara S
									6/30/2018	Missed Appt.	PH	Patrick H
									6/7/2018	MEAS&NOTICE	CC	Chris C
									2/28/2013	Inspected	BR	B Rossignol
									12/29/2008	Measured	372	PATRIOT
									4/12/2000	Inspected	276	PATRIOT
									12/2/1999	Measured	263	PATRIOT
									7/13/1993		SR	

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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